

**PROSPECTUS – ALTERATION
EVERETT McKINLEY DIRKSEN U.S. COURTHOUSE
CHICAGO, IL**

Prospectus Number: PIL-0205-CH24
Congressional District: 07

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Everett McKinley Dirksen U.S. Courthouse (Dirksen Courthouse), located at 219 S. Dearborn, Chicago, IL. The proposed project will correct fire life-safety deficiencies and upgrade the lighting systems in both courtrooms and the ground floor elevator lobbies.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$24,490,000

Major Work Items

Electrical; demolition/hazardous material abatement; interior construction; fire protection upgrades; and heating, ventilating and air conditioning (HVAC) upgrades

Project Budget

Design	\$2,291,000
Estimated Construction Cost (ECC)	20,272,000
Management and Inspection (M&I).....	1,927,000
Estimated Total Project Cost (ETPC).....	\$24,490,000

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

Schedule

	Start	End
Design and Construction	FY 2024	FY 2030

Building

The Dirksen Courthouse is a 1.4 million gross square foot building constructed in 1964 and named after a U.S. Senator from Illinois who served in Congress from 1951 to 1969. The Dirksen Courthouse serves as the headquarters for the U.S. District Court for the Northern District of Illinois and the U.S. Court of Appeals for the Seventh Circuit. The Dirksen Courthouse, along with the adjacent John C. Kluczynski Federal Building and Loop Station Post Office, was designed by the renowned architect Ludwig Mies van der Rohe and is an example of contemporary architecture in the International Style. The building is constructed of structural steel frames, suppressed behind uniform walls of glass and steel marked off by projecting I-beam mullions. The Dirksen Courthouse has a total of 58 courtrooms (28 two-story and 30 one-story), with 47 of these courtrooms assigned to U.S.

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District Courts, 10 to U.S. Bankruptcy Courts, and 1 to the Court of Appeals. The building was listed in the National Register of Historic Places in 2011.

Tenant Agencies

U.S. District Court; U.S. Court of Appeals; U.S. Bankruptcy Court; U.S. Magistrate; Pretrial Services; U.S. Department of Justice-Office of the U.S. Attorney, U.S. Marshals Service, U.S. Trustees, Federal Bureau of Investigation; National Labor Relations Board; and GSA

Proposed Project

The project proposes to correct fire life-safety deficiencies in non-compliant two-story courtrooms and the ground-floor elevator lobbies with the installation of upgraded sprinklers. Addressing fire protection deficiencies necessitate interruption of the ceiling and allows for the replacement of the lighting systems, controls, and portions of wiring in these spaces, which date back to 1964 and have been operationally problematic for an extended time.

Major Work Items

Electrical	\$11,430,000
Demolition/Hazardous Material Abatement	2,918,000
Interior Construction	2,712,000
Fire Protection Upgrades	2,468,000
HVAC Upgrades	<u>744,000</u>
Total ECC	\$20,272,000

Justification

The sprinkler system in the two-story courtrooms and the ground floor lobbies do not meet requirements set forth by National Fire Protection Association 13, Standard for the Installation of Sprinkler Systems. The current sprinkler installation results in a discharge pattern that is disrupted by elements of the historic ceiling grid, compromising the effectiveness of the sprinklers. In addition, the placement of the sprinkler heads does not meet NFPA 13 requirements and could prevent timely operation in the event of a fire. Upgrades to the sprinkler system are required to correct these issues.

To correct the fire life-safety deficiencies, the lighting system must be reconfigured. Additionally, the lighting system in the two-story courtrooms has exceeded its useful life. The manufacturer has discontinued service, and parts are no longer available. The existing

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ballasts are not energy efficient and generate a buzzing sound that disrupts court proceedings. Parts of the infrastructure are original to the building and have cloth wiring, which can be an electric shock and fire hazard. The lighting control system does not meet the requirements of the 2007 U.S. Courts Design Guide (as partially revised in 2016).

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

Prospectus	Description	FY	Amount
PIL-0205-CH14	Boiler Plant	2014	\$15,000,000

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION


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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 3/14/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration